

CAPACITY-BUILDING FOR TENANT OWNERSHIP

House LA has created unprecedented resources to position tenants to have a different relationship to their housing, bringing both new benefits and new responsibilities. Under the ULA's Alternative Models program, the ballot measure requires that developments give residents "the right to participate directly and meaningfully in decision-making concerning the operation and management of the project," and, where feasible, offer programs for resident ownership. ULA's Acquisition and Rehabilitation program has similar language around resident engagement and opportunity for ownership

In the traditional affordable housing model, the developer becomes the owner and the residents remain in a prescribed role as tenants. This means that residents are not engaged either in decisions about their housing, or looked at as potential owners. Tenants are usually not consulted on forming the operating and leasing policies, especially due to the prescriptive nature of the funding programs. Tenants are also not consulted on budgets and financial decisions about the building.

The new social housing approaches within House LA will give tenants unprecedented opportunity to have control over their housing. Acknowledging the differences in approach to tenant engagement, and in order to prepare for these shifting roles and responsibilities of and among the developer, owner(s), property manager, and residents involved in the social housing, House LA will fund the Capacity-Building for Tenant Ownership program.

United to House LA is proposing to establish and fund the LA Housing Training Hub to provide exactly this kind of support for tenant ownership. The Hub will provide:

- 1) DESIGN: Research and design models of resident management and ownership;
- 2) OUTREACH: Provide outreach workers/organizers to inform affordable housing developers, tenant unions and other stakeholders about community- and tenant-ownership opportunities;
- 3) TRAINING & TOOLS: Develop and provide training and tools to residents living in House LA-funded housing to enhance and support ongoing participation in the governance, management, and/or ownership of their communities; and to developers, building owners and property managers that are practicing resident-engaged management, and/or resident ownership.
- 4) MONITORING & COMPLIANCE: design and facilitate a system that is integrated with the above training activities, to monitor and support compliance with any regulatory agreements; and to evaluate activities related to the community- and tenant-ownership programs.

These capacity-building resources, including tools, templates, models, technical assistance and training, will be made available to the developer, community partner, owner, property manager, current residents, and potential future residents of projects that are seeking or have secured funding from House LA's Alternative Models of Permanent Affordable Housing and Acquisition and Rehabilitation of Affordable Housing programs, as well as other publicly-funded affordable housing projects in the LA region that similarly deploy resident and community ownership models of permanently affordable social housing.